

**Applicant** MR BRIAN PINSON

**Reference** P/2023/0886

**Agent** MR KEITH  
ALDERMAN  
1 CAIRNTON  
CRESCENT  
GREENFIELD CH8  
7EX

**Date Received** 15/12/2023

**Decision Date** 18/03/2025

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**Town and Country Planning Act, 1990**

**Location of Application**

TREWYTHEN HALL VICARAGE LANE GRESFORD WREXHAM LL12 8US

**Description of Application**

NEWID DEFNYDD O GARTREF GOFAL I DROS 50 O FFLATIAU A CHODI STIWDIO FFITRWYDD AC YSTAFELLOEDD YMGYNHORI (RHANNOL ÔL-WEITHREDOL)

CHANGE OF USE FROM CARE HOME TO OVER 50'S APARTMENTS AND ERECTION OF FITNESS STUDIO AND CONSULTATION ROOMS (PARTLY IN RETROSPECT)

In reaching this decision the Council has had regard to the following relevant policies: -

**National Policies and Technical Advice Notes (TAN):**

Future Wales Policy 1 - Where Wales will grow

TAN 10 : Tree Preservation Orders

TAN 11 : Noise

TAN 12 : Design

TAN 18 : Transport

TAN 2 : Planning and Affordable Housing

**Wrexham Local Development 2013 – 2028:**

DM1 - Development Management Considerations

H2 - Affordable Housing, Non-Strategic Housing Allocations and Windfall Sites

NE1 - International and National Nature Conservation Designations

NE3 - Trees, Woodlands and Hedgerows

NE6 - Waste Water Treatment and River Water Quality

SP12 - Design Principles & Masterplanning Framework

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SP14 - Natural Environment  
SP15 - Historic and Cultural Environment  
SP19 - Green Infrastructure  
SP2 - Location of Development  
T1 - Managing Transport Impacts  
CF2 - Provision of New Open Space

**Particulars of decision : REFUSED**

**Reason(s)**

1. The application does not adequately address the potential impact of development upon Protected and Priority Species and their habitats. As such the proposal does not accord with Policy NE1 of the Local Development Plan.
2. The application is not accompanied by a Green Infrastructure Statement and fails to demonstrate how the step-wise approach has been applied. The proposal is contrary therefore to para. 6.2.12 of Planning Policy Wales Ed 12 and Policy SP19 of the Local Development Plan.
3. The application is not supported by a scheme of biodiversity enhancements demonstrating how a net benefit will be achieved across the site. The proposal is contrary therefore to para 6.4.11 of Planning Policy Wales Ed 12.
4. The impact of the development on historic features / remains cannot be fully assessed at this time and in applying a precautionary approach, the proposal does not accord with Policy SP15 of the Local Development Plan.
5. The development fails to make adequate public open space provision and is contrary therefore to Policy CF2 of the Local Development Plan.

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



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6. The River Dee where the WwTW discharges drainage into presently has no headroom (i.e. capacity) to accommodate further unmitigated increases in phosphorus discharges. Consequently it is not possible to conclude that the proposed development would not have a significant effect on the SAC. The proposal does not accord with Policies NE1 and NE6 of the Local Development Plan.

**David Fitzsimon**

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam  
Chief Officer Economy and Planning, Wrexham County Borough Council***

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

[Planning and building control | Wrexham County Borough Council](#)